

FLEMINGTON BOROUGH
PLANNING/ZONING BOARD MEETING
38 PARK AVENUE, FLEMINGTON, NJ 08822
HELD IN PERSON AND VIRTUALLY VIA 'ZOOM WEBINAR' PLATFORM
TUESDAY, NOVEMBER 9, 2021 – 7:00 PM

MINUTES

The meeting was called to order at 7:00 PM by Mr. Doshna.

Roll Call:

Present: Mayor Driver, Mr. Doshna, Mrs. Engelhardt, Mr. Budney, Mr. Hain, Mr. Long, Mr. Cook, Mr. Campion, Mr. Hill, Mr. Norton, Ms. Weitzman, Attorney Kaczynski, Engineer Clerico, Planner McManus

Excused: Ms. Giffen, Mr. Levitt, Traffic Engineer Troutman

1. **Public Comments:** None.
2. **Mayor Comments:** None.
3. **Council Comments:** None.
4. **HPC Comments:** None.
5. **Approval of minutes for the October 26, 2021 regular meeting.**

Motion to approve the minutes was made by: Hain, seconded by: Cook.

Ayes: Driver, Long, Doshna, Campion, Engelhardt, Cook, Hain, Budney, Hill

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

6. **Completeness: Lee Roth – 91 Main Street, Block 21 Lot 25**

The applicant, Lee Roth, appeared. Mr. Clerico discussed the completeness report he prepared updated November 8, 2021 with the submission additional new information and discussed the waivers requested including proposing overhead utility service to be addressed at the public hearing and deferred the checklist item for an Environmental Impact Statement (EIS) to the Environmental Commission which had not provided any report to date. Mr. Clerico recommended permanent waivers for items 36, 37 to 41, 42, 44, 50, 55, 65 & 68; temporary waivers for items 19, 02, 30, 36, 59, 61 & 71 and a possible permanent waiver for item 52 (EIS) pending Environmental Commission review. Mr. Doshna discussed that the Board could request the EIS at the public hearing if it was found necessary.

Motion to deem the application complete was made by: Hill, seconded by: Budney.

Ayes: Driver, Hain, Campion, Doshna, Engelhardt, Long, Cook, Budney, Hill

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

The public hearing was scheduled for November 23, 2021.

7. **Completeness: Captiva Main Street, LLC – Block 5 Lots 1 & 2**

Completeness was deferred to the November 23, 2021 meeting pending submission of additional information.

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8. Public Hearing: Padovani, Enzo – 30 Allen Street – Block 16 Lot 1

Ms. Kaczynski had reviewed the notice of hearing and found that the Board had jurisdiction to proceed, exhibits to be used during the hearing were not submitted by the applicant the required 48 hours prior to the meeting, the applicant had provided a written extension of time for the Board to act to the end of December 2021. Mr. Doshna announced that the public hearing was continued to the November 23, 2021 meeting and that no further notice would be provided.

9. Chair Items:

Next meetings: November 23, 2021. Consistency Review for the Liberty Village Redevelopment Plan. Captiva Main Street LLC – completeness determination. Continuation of the public hearing for the Padovani application. Lee Roth – possible public hearing determination if notice provided at least 10 days prior.

Mr. Doshna discussed that he had sent a letter to the County regarding Master Plan funds.

10. Bills:

Motion to audit the bills was made by: Cook, seconded by: Hain.

Ayes: Driver, Long, Doshna, Engelhardt, Cook, Budney, Hain, Campion, Hill

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

11. Professional Reports: None

Ms. McManus discussed that the Redevelopment for Liberty Village had been prepared which included permitted uses for townhouses, multi-family dwellings, affordable housing, limited commercial uses to create a new walkable neighborhood to be integrated into the Borough. The Plan would be on the next Council agenda on November 22, 2021 and would be on the next Board agenda for a consistency review.

12. Executive Session Resolution 2021-18: To discuss Professional contracts and pending litigation

7:44 pm Motion to enter into executive session was made by: Cook, seconded by: Hain.

Ayes: Driver, Long, Doshna, Engelhardt, Cook, Budney, Hain, Campion, Hill

Nays: (None)

Abstain: (None)

Motion passed: 9-0-0

Mr. Doshna announced that no action would be taken and that the meeting would not return to the live webinar to adjourn.

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8:25 pm Motion to exit executive session was made by: Budney, seconded by: Cook.
Ayes: Driver, Long, Doshna, Engelhardt, Cook, Budney, Hain, Campion, Hill
Nays: (None)
Abstain: (None)
Motion passed: 9-0-0

13. Adjournment:

8:26 pm. Motion to adjourn was made by: Budney, seconded by: Engelhardt. All were in favor.

Respectfully submitted:

Eileen Parks, Planning Board Secretary